

## ***Project Summary and Justification***

Department      Finance

Division          Pershing

Pershing is a valuable asset to the City. The activity housed in the Auditorium has an annual economic impact on the City in excess of \$31 million. These improvements will help us continue to (1) stimulate economic activity, (2) create additional entertainment and recreational opportunities for the citizens, and (3) fulfill a wide variety of civic and community uses.

The attached Capital Improvements Program projects are necessary to maintain and improve the facility to the standards required of today's Public Event Facility Industry.

### **Project 1      Continued Refurbishing and Renovation of the Auditorium**

With the standards and trends of the industry changing, it is imperative that we continue the refurbishment and renovation activities as set forth in this program. Projects currently scheduled for the period covered by this program include, but are not limited to, dressing room and fire safety renovations. It is evident the nature of our business and the types of uses are changing, and the number of events are continuing to increase. We must have a facility that is responsive to the needs and requirements expected of a public assembly complex for a market the size of Lincoln.

### **Projects 2, 3    Install a Passenger Elevator, Install Electric Entry Doors**

The projects for the passenger elevator and electric entry doors are required as a result of the Federal Americans with Disabilities Act of 1990. These projects will allow access to all required areas of the Auditorium by those with mobility impairments as defined in the Act.

### **Project 4      Re-tuck, Point, and Seal Building Exterior and Mosaic**

Continued maintenance of the facility includes re-tucking, pointing, and sealing the building exterior and mosaic.

### **Project 5      Replace Old 250 ton Chiller with 350 Ton Chiller**

Refurbishing the exterior and replacing the chiller are necessary periodic costs that must be incurred to protect the value of the Auditorium. In the case of the chiller, this project replaces a chiller which was installed as original equipment when the Auditorium was built nearly 47 years ago. Under current environmental laws, it is illegal for us to run this chiller, leaving us with no backup system and an inability to cool the building more efficiently.

### **Project 6      Asbestos Removal**

In order to maintain the environmental safety of the facility, all asbestos must be removed from the building.

# Lincoln CIP 2003 - 2009

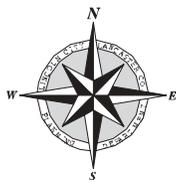
# Finance Pershing



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## Lincoln's Future Service Limit Shown as Grey

Map prepared by  
City - Co. Planning Dept  
GIS Section



M I L E S



Projects 1 through 6 are located at  
Pershing Auditorium

**List of Projects**      Department: Finance/Pershing

Project Number	Project Title
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- |   |   |
|---|---|
| 1 | Continued refurbishing and renovation of the Auditorium |
| 2 | Install a passenger elevator                            |
| 3 | Install electric entry doors                            |
| 4 | Re-tuck, point and seal building exterior and mosaic    |
| 5 | Replace old 250 ton chiller with 350 ton chiller        |
| 6 | Asbestos removal  |

\* Indicates project is **NOT** shown on the map.

DEPARTMENT: FINANCE

FORM A

2003 - 2009 CAPITAL IMPROVEMENT PROGRAM

DIVISION: PERSHING AUDITORIUM

(1)	(2)	(3)	5% Inflation per year (4)											
PROJ. NO.	PROJECT TITLE	PROJ. PRIO.	PROGRAMMED EXPENDITURES & FUNDING SOURCES (FS) (000's)											
			2003-2004	FS	2004-2005	FS	2005-2006	FS	2006-2007	FS	2007-2008	FS	2008-2009	FS
1	Continued refurbishing and renovation of auditorium property. Projected uses for funds: a. Replace Half House curtain, Truss & Motors \$54,000 03-04 b. Repaint Exhibition Hall \$22,000 03-04 c. Replace Arena Floor Chairs (500) \$55,000 04-05 d. Portable Power Generator ~370KVA \$62,000 05-06 e. Replace Arena Floor Chairs (500) \$55,000 06-07 f. Replace and rebuild portable ramp floor \$18,000 g. Updgrade Lighting system w/truss, motors and cyberlights \$50,000 07-08 h. Front of House Truss & Lights \$15,000 i. Upgrade of Exhibition Hall Lighting \$7,000 j. Replace fire detection system \$24,000 k. Upgrade dressing rooms \$100,000 l. Repaint Arena \$40,000 m. Replace Main Stage Burgandy Drape \$20,000 n. Upgrade concessions booths \$40,000	A			37.9	GR	41.7	GR	43.4	GR	44.7	GR	46.0	GR
2	Install a passenger elevator	A			324.1	GO								
3	Install electronic entry doors	A			17.4	GO								
4	Re-tuck, point and seal building exterior and mosaic	A			170.0	GO								
5	Replace 250 ton chiller w/ 350 ton chiller	A			350.0	GO								
6	Asbestos removal	A			200.0	GO								
	FUNDING SOURCE BREAKDOWN:													
	GO (General Obligation Bonds)		0.0		1,061.5		0.0		0.0		0.0		0.0	
	GR (General Revenue)		0.0		37.9		41.7		43.4		44.7		46.0	
	DIVISION TOTAL		0.0		1,099.4		41.7		43.4		44.7		46.0	

(5)	(6)	(7)		(8)	(9)	(10)	(11)						(1)	
TOTAL FOR SIX YEARS (000's)	COST BEYOND 2008-2009 (000's)	PRIOR APPROPRIATIONS (000's)		TOTAL CAP COSTS (000's) (5)+(6)+(7)	COMP PLAN CONFORM	STATUS OF PLANS	COST BREAKDOWNS FOR SIX-YEAR EXPENDITURES (000's)						PROJ. NO.	
		YEAR	FS	PRELIM PLANS	FINAL PLANS	LAND ACQUISITION	CONST	EQUIP / FURNISH	OTHER (EXPLAIN)					
213.7	Unkown	35.0	02-03 GR	892.1	GCP	0						213.7		1
		33.3	01-02 GR											
		31.7	00-01 GR											
		31.7	99-00 GR											
		30.2	98-99 GR											
		28.8	97-98 GR											
		31.0	96-97 GR											
		26.2	95-96 GR											
		25.0	94-95 GR											
		25.0	93-94 GR											
		26.2	92-93 GR											
		8.0	91-92 GR											
		47.5	90-91 GR											
		45.0	89-90 GR											
		42.5	88-90 GR											
		40.0	87-88 GR											
		37.5	86-87 GR											
		35.0	85-86 GR											
		32.5	84-85 GR											
		30.0	83-84 GR											
324.1	Unkown	None		324.1	GCP	0						324.1		2
17.4	Unkown	None		17.4	GCP	0						17.4		3
170.0	Unkown	None		170.0	GCP	0						170.0		4
350.0	Unkown	None		350.0	GCP	0						350.0		5
200.0	Unkown	None		200.0	GCP	0						200.0		6
1,061.5														
213.7														
=====														
1,275.2														

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